



# HOME

MARKETING & MANAGEMENT

QUARRY ROAD, GOMERSAL BD19 4JB

**£1,300 PCM**



Refurbished Character Home  
 Three Double Bedrooms + Study  
 Large Living Room  
 Modern Dining Kitchen  
 White Three Piece Bathroom  
 Upvc Double Glazing  
 Large Lawn & Patio Gardens  
 Gas Central Heating: Combi Boiler  
 Deposit £1500  
 Available Now. Unfurnished





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#### GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A impressive double fronted, newly refurbished, three/four bedroom character home in the popular area of Gomersal. Will be of particular interest to professionals seeking well presented and well proportioned versatile accommodation which benefits from: Neutral decor throughout; modern fitted dining kitchen; spacious living room with feature electric fire; large lawn and patio gardens; off street parking; ground floor study/bedroom/utility with en-suite shower room; three further double bedrooms; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to Leeds, Bradford and Wakefield and an early inspection is recommended to appreciate the size, style and location of this home.

Sorry no smokers. Pets will be considered on application. Available Now. Unfurnished. Deposit £1500

#### ROOM MEASUREMENTS

**HALL** 10' 0" x 3' 10" (3.05m x 1.17m) max

**LIVING ROOM** 16' 9" x 12' 3" (258.85m x 3.73m) max

**DINING KITCHEN** 17' 0" x 10' 6" (5.18m x 3.2m)

**BED 4/STUDY/UTILITY** 16' 7" x 11' 1" (5.05m x 3.38m) max

**EN-SUITE SHOWER ROOM** 8' 6" x 5' 8" (2.59m x 1.73m) max

**REAR HALL** 16' 3" x 3' 3" (4.95m x 0.99m) max

**STAIRS & LANDING** 27' 3" x 18' 7" (8.31m x 5.66m) max  
irregular

**DOUBLE BEDROOM 1** 17' 2" x 10' 5" (5.23m x 3.18m)

**DOUBLE BEDROOM 2** 15' 4" x 13' 9" (4.67m x 4.19m) max

**DOUBLE BEDROOM 3** 11' 7" x 10' 6" (3.53m x 3.2m) max

**BATHROOM** 11' 1" x 5' 8" (3.38m x 1.73m) max

#### HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND  
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#### OPENING HOURS

##### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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[www.homemm.co.uk](http://www.homemm.co.uk)

